

MHT #FHD-1295
118-120 Water Street
Built around 1899
Frederick, Frederick County, Maryland
Private dwellings

Brief Description

This small four-bay, two-story, frame duplex was built in the late 1890s and is characteristic of the modest working-class dwellings erected in the Welty's Addition subdivision. Although documentary evidence suggests that it was built after the adjacent duplex to the north, 114-116 Water Street, it continues the line of the earlier dwellings, sharing their roof line and including the same decorative cornice. This denticulated box cornice is ornamented with decorative brackets that delineate the ends of the building and the juncture of the two units. Originally, 118 Water Street included a one-story covered passage between it and its neighbor, 116 Water Street, that allowed access from Water Street to the rear of the dwellings. The passage has been closed and incorporated into the interior of 118 Water Street, and all exterior evidence of its existence is obscured by the aluminum siding that clads the entire building.

Summary Statement of Significance

The frame double house at 118-120 Water Street is a contributing building in the Frederick Historic District. It was probably built in the late 1890s by Annie S. and John Benjamin Ford, two of several members of the Ford family who built a number of the houses on Water Street. It stands on Lot 14 of Mary A. Welty's addition to Frederick, Maryland. This small subdivision was developed in the last decade of the nineteenth century on the south side of the B&O Railroad tracks in an area characterized by processing and manufacturing industries. These nearby industries, which included the Union Manufacturing Company hosiery factory and the Frederick Brick Works, provided employment for the residents of 118 and 120 Water Street, as well as the neighborhood as a whole.

Maryland Historical Trust

State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. FHD-1295

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic

and/or common

2. Location

street & number 118-120 Water Street ☐ not for publication

city, town Frederick ☐ vicinity of congressional district

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name C & C Enterprises

street & number 4500 Pine Valley Court telephone no.:

city, town Frederick state and zip code Maryland 21769

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Court House liber 2129

street & number 100 West Patrick Street folio 328

city, town Frederick state Maryland

6. Representation in Existing Historical Surveys

title Standing Structures Report, East Street Widening and Extension in Frederick, Maryland

date May 1981 ☐ federal ☐ state ☐ county ☐ local

depository for survey records Maryland Historical Trust

city, town Crownsville state Maryland

9. Major Bibliographical Reference

Survey No. FHD1295

Please see continuation sheet

10. Geographical Data

Acreage of nominated property 3,380 sq. ft.Quadrangle name Frederick, MDQuadrangle scale 1:24 000UTM References do NOT complete UTM referencesA

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Frederick Tax map 418 parcels 918A and 919

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Elizabeth Barthold O'Brien/Project Architectural Historianorganization John Milner Associates, Inc.date November 1996street & number 5250 Cherokee Avenue, Suite 410telephone 703-354-9737city or town Alexandriastate Virginia

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032
(301-514-7600)

7. Description

Survey No. FHD 1295

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1 building

This small four-bay, two-story, frame duplex was built in the late 1890s and is characteristic of the modest working-class dwellings erected in the Welty's Addition subdivision. Although documentary evidence suggests that it was built after the adjacent duplex to the north, 114-116 Water Street, it continues the line of the earlier dwellings, sharing their roof line and including the same decorative cornice. This box cornice has dental molding, and is ornamented with decorative brackets that delineate the ends of the building and the juncture of the two units that comprise the duplex. Like the three adjacent units to its north and the four-unit brick block across the street, it is covered with a standing-seam-metal shed-roof. Like most of the dwellings on Water Street, it was built out to its front lot line and rests on a low limestone foundation.

Originally, 118 Water Street included a one-story covered passage between it and its neighbor, 116 Water Street, that allowed access from Water Street to the rear of the dwellings. The second story of 118 Water Street extended over the passage, sharing a party wall with 116 Water Street. The passage has been closed and incorporated into the interior of 118 Water Street, and all exterior evidence of its existence is obscured by the aluminum siding that clads the entire building. As a result of the passage, however, 118 Water Street is several feet wider than 120 Water Street.

Although the two units differ in width, the front elevation of the duplex is otherwise symmetrical, with the two front doors in the first and fourth bays. Although the front door on 118 Water Street is likely the original four-light three-panel door, its transom is covered with a board. The door on 120 Water Street has a six-light three-panel replacement door, and its transom is obscured by a metal awning that extends across nearly the entire width of the building. The awning is supported on metal posts and shelters a poured-concrete slab that forms a small front porch. Wrought-iron railings on each side further delineate this space from the surrounding sidewalk.

The six front windows are two-over-two double-hung sash. The two first-story windows have beaded surrounds and are slightly taller than those above to accommodate the different ceiling heights of the two stories.

While the north side elevation of 118 Water Street is completely obscured by the neighboring building at 114-116 Water Street, part of the south side of 120 Water Street is exposed because the duplex to the south, 122-124 Water Street, is set back from its front lot line. Like the front, the south elevation of 120 Water Street is covered with aluminum siding, except in the passage area between 120 and 122 Water Street, where German siding is exposed. At the rear of the party wall with 122-124 Water Street, 120 Water Street has a six-over-six double-sash window on its south elevation.

The rears of the two buildings include several additions. A two-story, shed-roofed, kitchen addition extends from the east elevation of 118 Water Street. It was built in place of an original one-story rear wing. It has two six-over-six double-sash windows facing east from its second story, while its first story is partially obscured by a later addition. This one-story, shed-roofed storage room, added to the east elevation of the two-story kitchen addition, was once a patio with a poured-concrete floor. The storage area is clad with vinyl siding, but the metal posts that supported the patio roof remain inside. The roof is covered with composition shingles. A sliding door on the east elevation accesses the rear yard.

On the rear elevation of 120 Water Street, a six-over-six double-sash window with louvered shutters faces east from the second story, but the first story of the rear wing is obscured by a one-story addition. This shed-roofed frame addition, added in the late 1970s, is clad with vinyl siding. On its south elevation is a one-over-one, double-sash window and a door that matches the front door. The front door is sheltered by a shed-roofed overhang.

(please see continuation sheet)

8. Significance

Survey No. FHD 1295

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistory	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1899 Builder/Architect unknown

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The frame double house at 118-120 Water Street was probably built in the late 1890s by Annie S. and John Benjamin Ford, two of several members of the Ford family who built a number of the houses on Water Street. It stands on Lot 14 of Mary A. Welty's addition to Frederick, Maryland. This small subdivision was developed in the last decade of the nineteenth century on the south side of the B&O Railroad tracks in an area characterized by processing and manufacturing industries. These nearby industries, which included the Union Manufacturing Company hosiery factory and the Frederick Brick Works, provided employment for the residents of 118 and 120 Water Street, as well as the neighborhood as a whole.

Mary A. and Horace Welty purchased an approximately three-acre tract on April 8, 1890 from the heirs of George K Birely. Horace Welty and John S. Ramsburg surveyed the tract and divided it into twenty lots. Most of these lots were sold within the next decade, and small dwellings were erected in them by both local residents and real estate speculators.

Several different members of the Ford family purchased a number of lots in the subdivision and built dwellings for both speculation and for their own occupancy. This dwelling was not shown on the 1897 *Sanborn Fire Insurance Map of Frederick*, but was probably built soon thereafter by Annie S. and John Ford. In her 1899 tax assessment, Annie S. Ford, who resided in 144-116 Water Street with her husband John, received a tax abatement on a house and lot worth \$750 that she had sold to Laura V. Berry. The same year, Berry was assessed for Lot 14, which was worth \$74, and the house on it, worth \$600. This assessment appears to indicate that 118-120 had been erected on the lot by that time.

Although Laura Berry owned properties in the neighborhood, the tax book states that she was married to Joseph Berry, and the two lived in Norfolk, Virginia. She may have been related to residents of the neighborhood, however, because two children with the surname Berry were listed as residents of Water Street. They lived in the household of Jerome Ford, a 48-year-old day laborer and his 46-year-old wife Mary. One of the children, 6-year-old George Berry, was listed as Jerome and Mary Ford's adopted son; the other, 2-month-old Florence M. Berry, was listed as their god-daughter. By 1906 Jerome and Mary Ford resided next door to 118-120 Water Street in 124 Water Street.

The 1904 Sanborn map shows the property as a two-story frame double house with one-story rear wings. In 1905, Laura Berry apparently sold the house in Lot 14 back to John Benjamin and Annie Ford, because they were assessed again for a lot worth \$70 and a house worth \$600. Laura V. Berry's taxes were abated by the same amount. A year later, the Ford's taxes were abated when they sold Lot 14 to a Mrs. Dr. S.F. Thomas. Mrs. Thomas appears to have maintained the house as a rental dwelling.

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1295
Name of Property 118-120 Water Street
Frederick County

Section number 7 Page 1

Two flues rise from the party wall between 118 and 120 Water Street. A covered brick flue, built on the diagonal, rises from the two-story section of the building. Further back, a parged brick flue with clay pipe rises from the roof of the one-story rear addition of 120 Water Street and along the south wall of the two-story addition on 118 Water Street.

A non-contributing, gable-roofed frame garage is located at the rear of 118 Water Street. It is covered with corrugated metal sheets, and its roof is covered with standing-seam metal. A shed-roofed frame storage shed extends from its west elevation. Attached to the shed is a shed-roofed frame playhouse. The door of the playhouse appears to be a beaded-board door, salvaged from the house. At the rear of 120 Water Street is a small non-contributing, gable-roofed frame storage shed.

Interior access was permitted in the first floor and basement of 118 Water Street. The original portion of the dwelling has a two-room linear plan, with a parlor in the front west room. In this room, the walls are plaster, the door and window moldings appear original, and the floor is covered with carpeting.

Behind the parlor, the second room of the original portion of the dwelling was originally the kitchen. Between the kitchen and parlor is a small alcove on the south wall that houses an oil heater. The pipe from the heater is connected to the flue that rises from the party wall. On the south wall of the second room is an open, winder stair to the second floor. This staircase was originally boxed, but its beaded tongue-and-groove walls were recently cut away to allow for large pieces of furniture to be carried up the narrow stair. The wide doorway to the kitchen addition is located on the east wall of the room.

The kitchen walls are covered with modern paneling, its floor is covered with linoleum, and its ceiling is dropped. In the northwest corner of the kitchen is a corrugated door that leads to the first-story passage between 118 and 116 Water Street. This space is presently used for storage. In the southwest corner of the room is a door to the cellar stairs. Originally this staircase was accessed from the exterior of the house. The first step of the staircase to the cellar is the limestone foundation of the original portion of the dwelling.

The cellar has a dirt floor and its east foundation wall appears to have been built around a large natural limestone outcropping.

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1295
Name of Property 118-120 Water Street

Frederick County

Section number 8 Page 1

In 1910, 24-year-old Albert Crawford, his 19-year-old wife Netta, and their baby Charlotte, rented 120 Water Street. Albert Crawford was a merchant in a grocery store. Railroad engineer William Wiles rented 118 Water Street with his wife Susan. Of six children to whom she had given birth, the five that survived still resided at home. The eldest, 17-year old Ira, and was a hosiery braider at the hosiery factory. Except for the youngest son Lester, who was six, all of their other sons, David, Harry, and Charles, attended school.

The Wiles were still renting 118 Water Street in 1920. By that time, William Wiles, then 50, had changed jobs and was an engineer at the brick yard. Their eldest son Ira was no longer living at home, but the four other sons, who ranged in age from 16 to 23, all worked at the hosiery factory. The eldest three were hosiery boarders, and the youngest was a hosiery backer. Members of the Wiles family remained in 118 Water Street into the 1950s. Harvey Wiles headed the household in the late 1920s, Susan Wiles was the household head in the 1930s, and by 1946, the household was headed by Charles Wiles, a boarder at the hosiery factory.

Next door, Gerome L. and Helen May Hahn had moved into 120 Water Street in the second decade of the twentieth century. The couple, both in their twenties, had three children. Gerome Hahn, a butcher, was likely the Jerome Hahn that was listed in the 1910 census as the son of Jacob and Catherine Hahn, who lived in 115 Water Street. In the 1920s and 1930s, the households in 120 Water Street were headed by G.M. Miss and later by Franklin T. Baer. Like Jerome Hahn, Franklin Baer also grew up in the neighborhood. Baer lived in 142 B&O Avenue. In 1940, his mother purchased 113 Water Street, where Franklin Baer then moved with his family. After the Baers moved out, Sterling J. and Mildred Wetzel moved into 120 Water Street. Sterling Wetzel was a driver for Markell and Ford, and his household included six people. The Wetzels were still residing in the house in 1950, but by that time, Sterling Wetzel worked as a bulldozer operator.

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1295

Name of Property 118-120 Water Street

Frederick County

Section number 9 Page 1

Coggins and Heath, *Frederick City and County Directory*, Coggins and Heath Co., Baltimore, Maryland, 1906.

Frederick County Board of County Commissioners, Frederick County Tax Assessments, 1896-1910.

Frederick County Recorder of Deeds, *Frederick County Land Books*, liber WIP 13, folio 376.

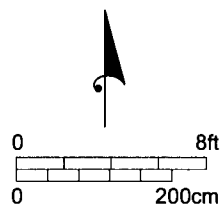
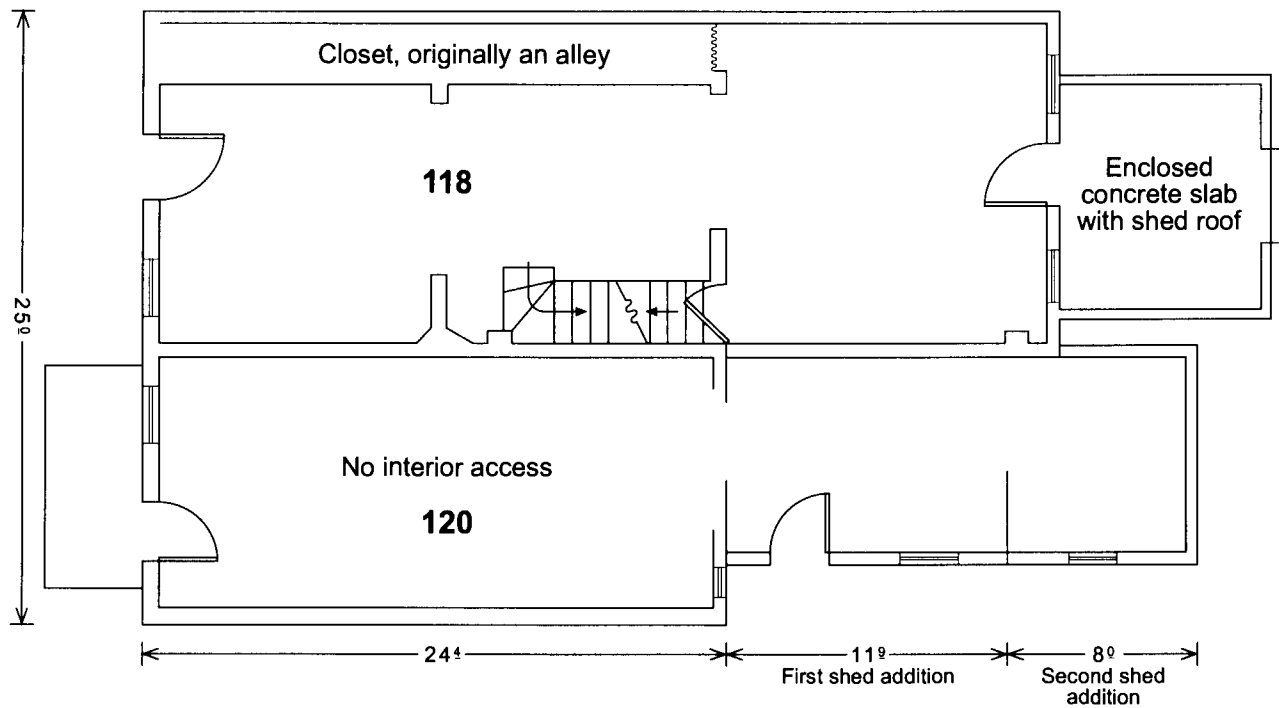
Polk, R.L. and Co. *Polk's Directory of Frederick*, New York, New York, 1928-29, 1935, 1940-41, 1946, 1950.

United States Bureau of the Census, *Manuscript Population Census of the United States*, U.S. Government Printing Office, Washington, D.C., 1910.

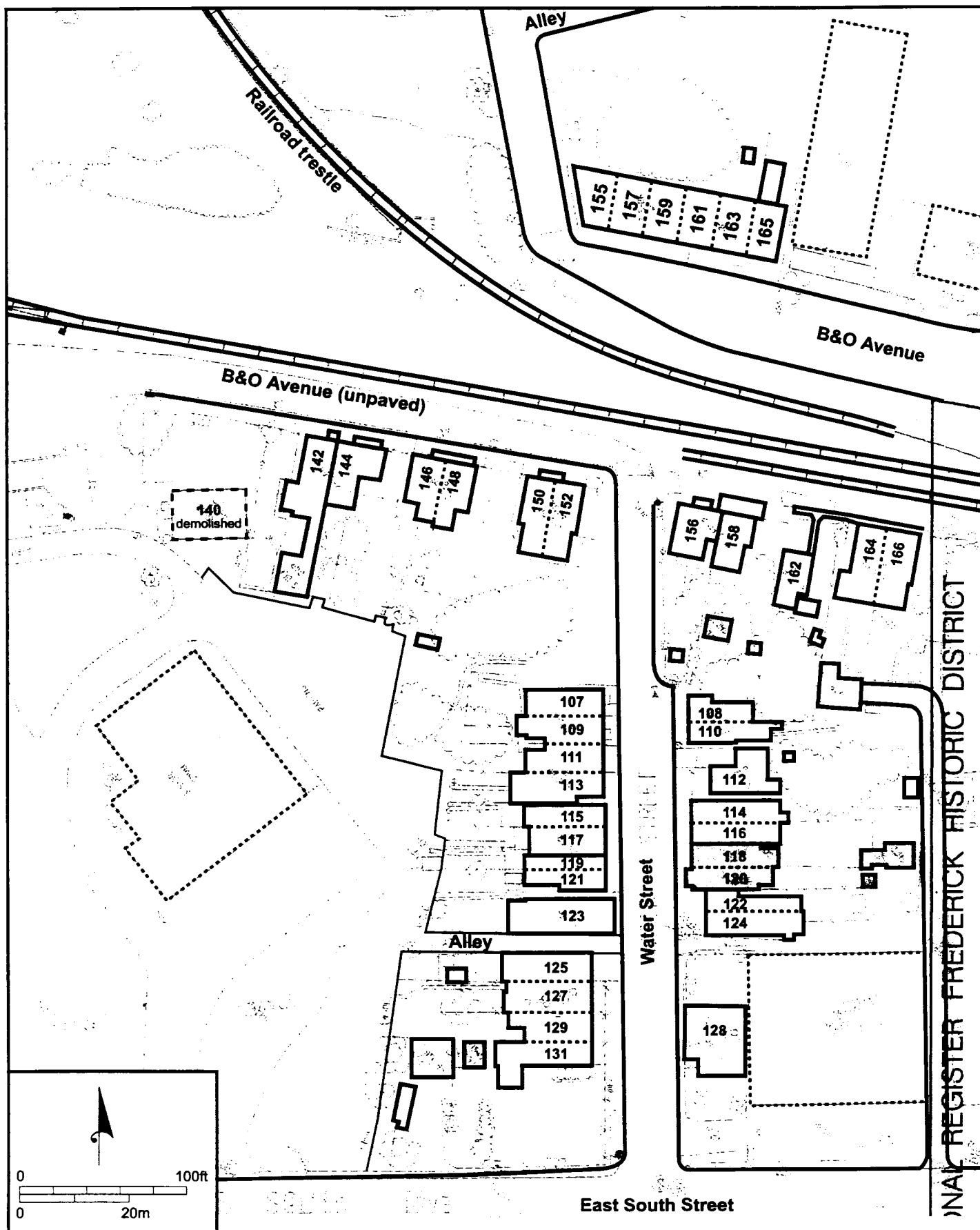
118-120 Water Street, MHT #FHD-1295

Date	Transaction	Property description	Reference
1960	City Directory: Andrew Jakob (Rosie R.) bricklayer (118); Thomas J. Castle (Nellie) (120)	occupants of 118 and 120 Water Street	Polk 1960
1955	City Directory: Jesse R. Cowell (118); Thomas J. Castle (120)	occupants of 118 and 120 Water Street	Polk 1955
1950	City Directory: Charles W. Wiles, boarder, Union Manufacturing Co. (118); Sterling J. Wetzel (Mildred) bulldozer operator (120)	occupants of 118 and 120 Water Street	Polk 1950
1946	City Directory: Charles W. Wiles, household of 1 (118); Sterling J. Wetzel, household of 6 (120)	occupants of 118 and 120 Water Street	Polk 1946
1940-41	City Directory: Mrs. Susan A. Wiles, household of 4 (118); Sterling J. Wetzel (Mildred) driver for Markell and Ford, household of 6 (120)	occupants of 118 and 120 Water Street	Polk 1940-41
1935	City Directory: Mrs. Susan A. Wiles (118); Franklin T. Baer (120)	occupants of 118 and 120 Water Street	Polk 1935
1928-29	City Directory: Harvey Wiles (118); G. M. Miss (120)	occupants of 118 and 120 Water Street	Polk 1928-29
January 7, 1920	Census: William Wiles, 50, engineer at brick yard; Susan, wife, 52; David, 23, hosiery boarder; Harry, 21, hosiery boarder; Charles, 20, hosiery boarder; Lester, 16, hosiery backer	Renters of 118 Water Street	1920 census
January 7, 1920	Census: Gerome L. Hahn, 28, butcher at [beaver?]; Helen May, wife, 26; Lenora M., 10; Vinson, 5; Dorothy M., 2; Paul L., 11 mos.	Renters of 120 Water Street	1920 census
April 20, 1910	Census: William Wiles, 38, stationary engineer; Susan, wife, 42 (five surviving children of 6) housekeeper; Ira, 17, hosiery braiding; David, 13; Harry, 12; Charles, 10; Lester, 6	Renters of 118 Water Street	1910 census
April 20, 1910	Census: Albert Crawford, 24, merchant at grocery; Netta, wife, 19, housekeeper (one surviving child); Charlotte, 1 mo.	Renters of 120 Water Street	1910 census

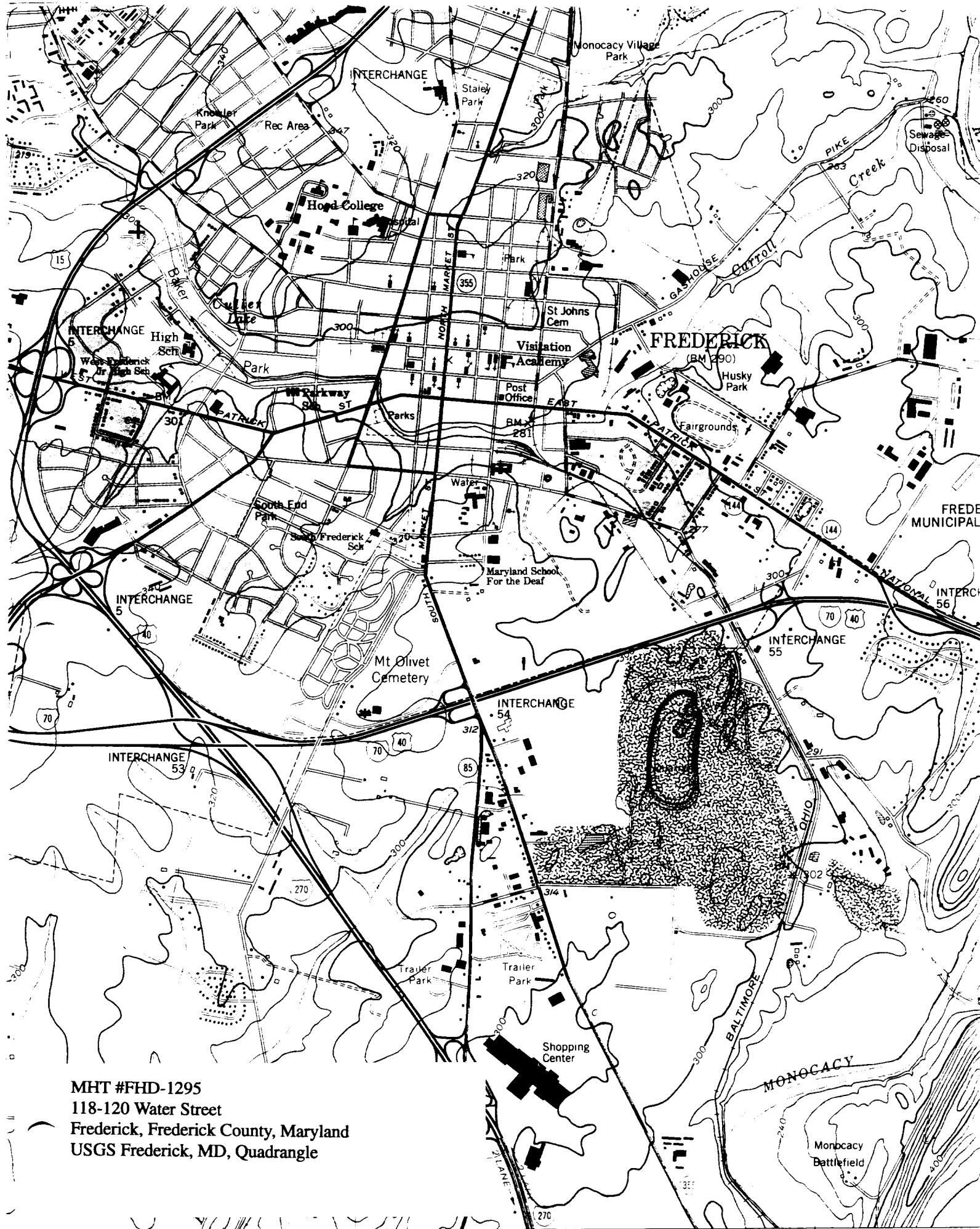
Date	Transaction	Property description	Reference
March 1906	Tax Assessment: John B. and Annie S. Ford for - \$670	Lot 14 Water St. at \$70, house at \$600 to Mrs. Dr. S.F. Thomas	Tax Book 1896-1910
July 1905	Tax Assessment: John B. and Annie S. Ford for \$670	Lot 14 Water St. at \$70, house at \$600 from Laura V. Berry	Tax Book 1896-1910
1904	Map:	2-story frame double house, 32-34 Water St. with 1-story rear wings	Sanborn Map
April 7, 1899	Tax Assessment: Laura V. Berry, wife of Joseph (of Norfolk VA) for \$670	Lot 14 Water St. at \$70, house at \$600 from Annie Ford	Tax Book 1896-1910
April 7, 1899	Tax Assessment: Annie S. Ford for \$750 abatement	Water Street lot and improvement to Laura V. Berry	Tax Book 1896-1910
1897	Map:	No improvements shown in lot	Tax Book 1896-1910
May 23, 1891	Plat of Mary A. Welty's Addition to Frederick City, Maryland	Lot 14 shown as 25'x100' lot fronting on Water Street	Deed Book WIP 13/376
Mat 25, 1891	Deed: Joseph and Adaline Welty (of Tuscarora, Ohio) to their daughter-in-law Mary Welty for \$1 and natural love and affection	2 acres 1 rood and 11½ perches	Deed Book WIP 13/372
Jan. 18, 1890	Deed: Mary and Horace G. Welty to Joseph Welty for \$500	2 acres 1 rood and 11½ perches	Deed Book WIP 9/667
April 30, 1890	Tax Assessment: Horace G. Welty for \$700	3 acres, 3 roods and 16 perches of vacant land from G.K. Birely heirs	Tax Book 1876-1896
April 28, 1890	Tax Assessment: George K. Birely heirs for \$462	3 acres, 3 roods and 16 perches of vacant land to H.G. Welty	Tax Book 1876-1896
Nov. 26, 1889	Deed: George K. Birely heirs to Hoarace G. Welty for \$1,000	3 acres, 3 roods and 16 perches of vacant land	Deed Book WIP 9/597



MHT #FHD-1295
 118-120 Water Street
 Frederick, Frederick County, Maryland
 Drawn by Anita L. Dodd, 1996
 Measured floor plan, first floor



Resource Sketch Map
MHT #FHD-1295
118-120 Water Street
Frederick, Frederick County, Maryland



MHT #FHD-1295
 118-120 Water Street
 Frederick, Frederick County, Maryland
 USGS Frederick, MD, Quadrangle



MHT # FAD-1295

118 3120 S. Water St., Frederick, md.

Anita Dodd 8/96

MD SHPO

West (Front) elevation. Looking East

1 of 6



MH7 # FHD-1295

118 & 120 S WATER ST., Frederick, Md.

Anita Dodd 8/96

MD SHPO

West (Front) & South elevations of 120. Looking NE.
120 is at the left of photograph

2 of 6



MAT # FHD -1295

1183120 S. WATER ST., FREDERICK, MD.

Anita Dodd 8/96

MD SHPO

EAST (REAR) ELEVATION. Looking West.

1183120 ARE IN MIDDLE of photograph

3 of 6



MHT # FHD-1295

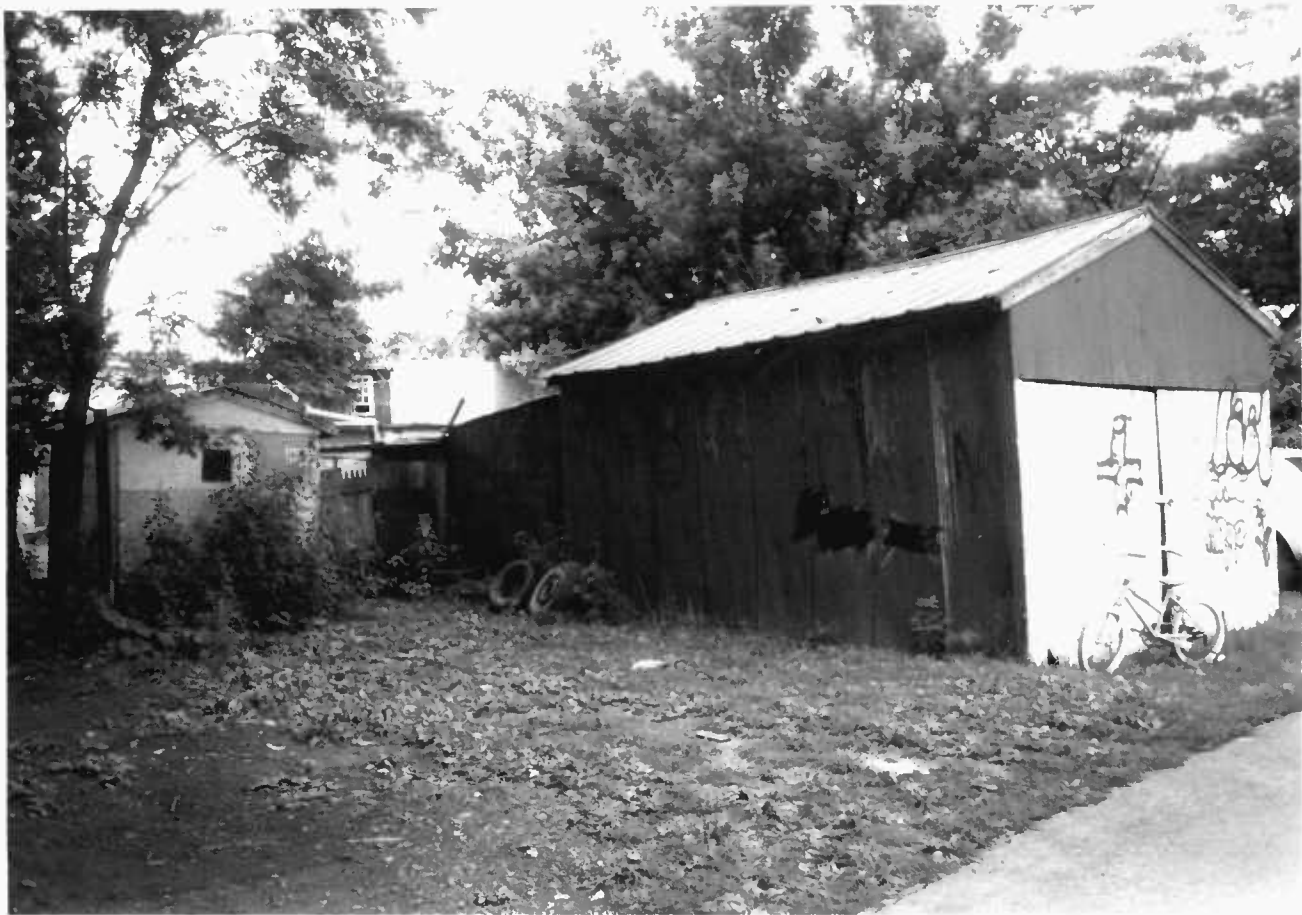
118 & 120 S. Winter St., Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

118 stair in 2nd parlor to 2nd story. Looking South

4 of 6



MHT # FHD - 1295

118 & 120 S. WATER ST., FREDERICK, MD.

AWITHA DODD 8/96

MD SHPO

GARAGE AT REAR (EAST) of 118. Looking NW

5 of 6



MAT # FHD-1295

1183120 S. WATER ST., FREDERICK, MD.
ANITA DODD 8/96

MD SHPO

West (FRONT) ELEVATION, looking EAST

6 of 6